

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, SEPTEMBER 17, 2019 IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH ST., CLARKDALE, AZ.

A Regular Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, September 17, 2019 at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse 19 N Ninth St., Clarkdale, AZ.

Planning Commission:

Chair	Ida-Meri de Blanc	Present
Vice Chair	John Erickson	Present
Commissioners	Jorge Olguin	Present
	Craig Backus	Present
	Ben Kramer	Present

Staff:

Interim Planning Manager	Ruth Mayday
Project Manager	Mike Gray

Various members of the public were in attendance.

1. **CALL TO ORDER:** Chair de Blanc called the meeting to order at 4:00 p.m.
2. **ROLL CALL:** Interim Planning Manager Ruth Mayday called the roll.
3. **PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Each speaker is asked to limit comments to **THREE MINUTES**.

PUBLIC COMMENT opened – 16:45

Chair de Blanc – stated the general public comment period is for items **not** related to any item on the agenda.

Steve Lance, of Mountain Gate Lot 286, stated he had a comment **not** related to the agenda Item. He proceeded to address the ownership of the parcel scheduled to be addressed in the agenda.

Chair de Blanc advised him he would have a chance to comment during the agendized item.

Interim Planning Manager clarified the issue he raised is the ownership of the tract on which the proposed recreation center would be built.

Mr. Lance interrupted “I don’t care what you build on it” but affirmed that was the item he was raising.

IPM Mayday again explained that his concern was up for discussion under the agenda item associated with the recreation center, not general public comments unrelated to agenda items.

Chair de Blanc - "You'll get your chance, is that alright?"

Mr. Lance - "No, it's not alright".

IPM Mayday called a point of order.

A lengthy discussion ensued during which **Mr. Lance** stated "I don't understand this monkey business" and asserted his "complaint in to the Attorney General". Part of his complaint is with the Town, and that "he" (the Attorney General) is "...going to be up here." **Mr. Lance** repeatedly interrupted Chair de Blanc.

Chair de Blanc further explained that he would have his chance to speak, just not during the general public comments.

Mr. Lance acquiesced to return at the appropriate time in the meeting.

General Public Comment closed – 16:53

4. MINUTES:

Consideration of the **Regular Meeting Minutes of August 20, 2019.**

Commissioner Kramer moved to approve the Regular Meeting Minutes of August 20, 2019.

Commissioner Olguin seconded.

Chair de Blanc	Aye
Vice Chair Erickson	Aye
Commissioner Kramer	Aye
Commissioner Olguin	Aye
Commissioner Backus	Aye

5. REPORTS:

a. Chairperson and Member reports – None.

b. Director's report – IPM Mayday summarized project review process, Standard Operating Procedures and upcoming DRB.

6. NEW BUSINESS:

a. Census 2020 Update

CDD Project Manager Gray gave an update to the Census 2020 Complete Count Committee via PowerPoint presentation.

- Requests clarification between residential space vs. space for other uses and the process by which this “other space” can be used for residential.

IPM Mayday – Explained that the final plat is not intended to be specific to lots and buildings.

- Receives confirmation that if the developer planned a use consistent with the parcel’s current plat, the item would not have come before Planning Commission.

Chair de Blanc –

- Expressed surprise that the plat does not illustrate the presence of a recreation center.
- Stated it’s interesting the issue even came before Planning Commission.

IPM Mayday – Explains that when an applicant completes an application and pays the fee, staff is obligated to bring it forward. The applicant is entitled to the process. Planning Commission is able to send to Council with a recommendation for denial.

Commissioner Backus –

- Observed that the original developer proposed things that did not come to fruition and that what’s left is “pretty vague”.

Commissioner Olguin –

- Requested confirmation on Planning Commission authority and action vs. recommendation.
- Requested clarification on the duties and authority of DRB.

IPM Mayday – Confirms Planning Commission would only make a recommendation to Council. Offers clarification on DRB’s authority.

Commissioner Erickson

- Receives confirmation that an additional HOA associated with residential use would be required to go through the same process.

PUBLIC COMMENT re-opened

Rob Robbins – States changing the use would be in contradiction to the General Plan.

Response: Built into the GP are procedures by which land uses may be changed – as with this application. The General Plan is only a “general plan” – specific properties can be changed by amendments such as this. Also, this PAD allows for Mixed Use development.

Robin Prud’homme-Bauer – Recommends consultation of associated meeting minutes from 2005.

Eileen Sydow – States the presence of two HOAs.

Response: Staff and the Commission are aware of this.

7. OLD BUSINESS:

a. Work/Study Discussion: Mountain Gate Recreation Center

IPM Mayday gives her presentation on the roles and responsibilities of Planning Commission, staff, developer and the HOA/residents. She details what items may be considered by Planning Commission and what cannot. The HOA and the Developer need to come to an agreement and then return.

Public Comment on agenda item open 4:46 PM

Chair de Blanc opens Public Comment by inviting Mr. Lance to speak.

Steve Lance: Asked Chair deBlanc to read a statement he had written on an exhibit he provided. She declined and stated Mr. Lance may read it. Mr. Lance stated the document is the final plat from August 22, 2005 and that this document supports his position that the applicant does not have title to the parcel in question.

IPM Mayday stated this is not germane to the purpose of the meeting: specifically the process of a Major Amendment to a plat.

Chair de Blanc stated her belief that there was a misunderstanding as to the purpose of the meeting.

Mr. Lance continued, asking that Planning Commission deny the application.

Chair de Blanc pointed out the material presented in the preceding presentation demonstrated this issue to be one for settlement between the HOA and the developer.

Mr. Lance rebuts Planning Commission has the option to recommend Town Council deny the application.

Chair de Blanc reiterated the purpose of the meeting is to learn about the process, not to determine ownership of the parcel in question.

Mr. Lance further suggested Planning Commission modify its procedures to include a title search of any application as a step for future applications. He goes on to allege “deletion of information from the Town’s public records” but he declines to elaborate. He went on to address design and states the developer has “violated some Building Code requirements” elements. The cost would be borne by the applicant.

IPM Mayday stated this is not germane to the item.

Chair de Blanc agrees and Mr. Lance thanks returns to his seat.

DISCUSSION:

Commissioner Kramer –

September 17, 2019

Renee Gray – Document signed by developer in 2013 shows usage of a park – the HOA simply requests the usage to stay the same.

Response – Staff's wish is to see resolution between HOA, residents and the developer.

Public Comment closed 17:13

6. FUTURE AGENDA ITEMS:

October 15, 2019 revisit Retreat at Mountain Gate Discussion/Possible Action.

7. ADJOURNMENT:

Commissioner Kramer moved to adjourn.

Commissioner Backus seconded the motion.

Voting Member	Aye/Nay
Chair Ida de Blanc	Aye
Vice Chair John Erickson	Aye
Commissioner Olguin	Aye
Commissioner Backus	Aye
Commissioner Kramer	Aye

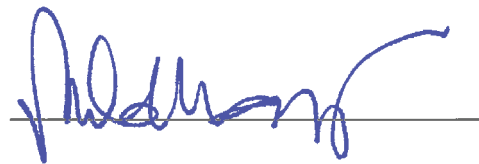
The meeting adjourned unanimously at 17:23 PM.

APPROVED BY:



Ida de Blanc
Chairperson

SUBMITTED BY:



Ruth Mayday
Interim Planning Manager

11-22-22